154.0	0003	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	677,700 /	677,700
					USE VALUE:	677,700 /	677,700
					ASSESSED:	677,700 /	677,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
821		CONCORD TPKE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PANG MICHEAL	
Owner 2:	LIN HSIANG YING	
Owner 3:		
Street 1:	821 CONCORD TURNPIKE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	JAMMAL TOUFIO & NOUR -
Owner 2:	-
Street 1:	821 CONCORD TURNPIKE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

Cntry:

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1936, having primarily Wood Shingle Exterior and 1623 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	245,700		432,000	677,700
Total Card	0.138	245,700		432,000	677,700
Total Parcel	0.138	245,700		432,000	677,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.69 | /Parcel: 417.69

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 154.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	245,700	0	6,000.	432,000	677,700		Year end	12/23/2021
2021	101	FV	237,500	0	6,000.	432,000	669,500		Year End Roll	12/10/2020
2020	101	FV	237,500	0	6,000.	432,000	669,500	669,500	Year End Roll	12/18/2019
2019	101	FV	195,800	0	6,000.	405,000	600,800	600,800	Year End Roll	1/3/2019
2018	101	FV	195,800	0	6,000.	334,800	530,600	530,600	Year End Roll	12/20/2017
2017	101	FV	195,800	0	6,000.	307,800	503,600	503,600	Year End Roll	1/3/2017
2016	101	FV	195,800	0	6,000.	280,800	476,600	476,600	Year End	1/4/2016
2015	101	FV	183,900	0	6,000.	275,400	459,300	459,300	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JAMMAL TOUFIO &	34396-349		3/12/2010	Estate/Div	345,000	No	No		
	11928-602		12/30/1970			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/6/2020	862	Insulate	3,000	C				
11/22/2011	1540	Inter Fi	6,000					DORMER INT FINISH
8/31/2011	1030	Re-Roof	6,000					
5/6/2011	399	Dormers	7,000					SHELL ONLY
10/27/2010	2214	New Wind	2,125					REPL 3 WINDOWS
7/23/2010	880	New Wind	2,800					REPL 15 WINDOWS
4/5/2010	253	Redo Kit	4,850	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/4/2012	Info Fm Prmt	BR	B Rossignol
1/13/2009	Measured	372	PATRIOT
5/8/2000	Mailer Sent		
4/18/2000	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	80.	0.90	9			Med. Tr	-10					432,000						432,000	

USER ACCT / GIS Ref / GIS Ref / Insp Date

User Acct: 102579
GIS Ref:
GIS Ref:
Insp Date: 01/13/09

!12098!

PRINT

Date	Time
12/30/21	13:54:40

LAST REV

Date	Time
11/02/20	09:03:42

danam

PAT ACCT.: 12098

USER DEFINED

Prior Id # 1:	102579
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	432,000	Spl Credit		Total:	432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	3	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	2 - Plaster	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:		%
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	1 - Oil	
Heat Type:	3 - Forced H/W	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	33.76	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.29714942
Const Adj.:	1.00079989
Adj $ / SQ:	142.801
Other Features:	91500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	370926
Depreciation:	125225
Depreciated Total:	245702

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

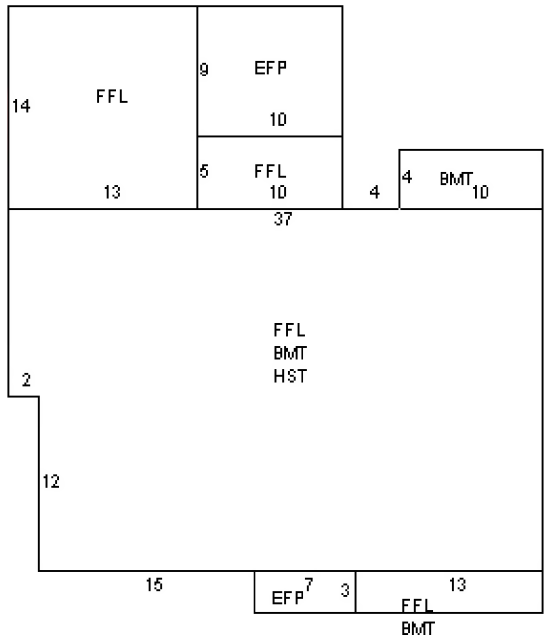
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	142.80
Special Features:	0	Val/Su Net:	90.53
Final Total:	245700	Val/Su SzAd	151.43

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,172	142.800	167,362
BMT	Basement	980	42.840	41,983
HST	Half Story	451	142.800	64,332
EFP	Enclos Porch	111	51.790	5,749

Net Sketched Area:	2,714	Total:	279,426
Size Ad	1622.5	Gross Area	3164	FinArea	1623
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

154.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc